

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1302.3B. (205.3) to permit a side yard set back of nine feet instead of the required 15 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

At the present time we have one car garage. When the house was built, although there was enough space in the lot, they did not leave enough space in the front side for expansion, we need two car garage and since there is enough space between two houses and also our side of street requires only 15 feet set back we are asking for a variance to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Address
City and State
Attorney's Telephone No.:
Name
Address
City and State

Legal Owner(s):
(Type or Print Name)
Signature
Shahin Ipakchi,
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, tract purchaser or representative to be contacted:
Ebrahim & Shahin Ipakchi,
Name
Address
City and State

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of January, 1982, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Public Building in Towson, Baltimore County, on the 2nd day of March, 1982, at 9:30 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE BEFORE THE ZONING COMMISSIONER SE corner of Norwick Circle and Westridge Rd. 8th District OF BALTIMORE COUNTY

BB: HIM IPAKCHI, et ux, Case No. 82-177-A Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

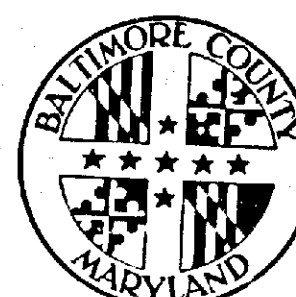
Peter Max Zimmerman
Deputy People's Counsel

John W. Hessian, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 22nd day of February, 1982, a copy of the foregoing Order was mailed to Mr. and Mrs. Ebrahim Ipakchi, 28 Norwick Circle, Timonium, Maryland 21093, Petitioners.

John W. Hessian, III

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 17, 1982

COUNTY OFFICE BLDG.
131 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Ebrahim Ipakchi
28 Norwick Circle
Timonium, Maryland 21093

RE: Item No. 116
Petitioner - Ebrahim & Shahin Ipakchi
Variance Petition

Dear Mr. & Mrs. Ipakchi:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your proposal to construct an addition to the side of the existing garage within 9 feet of the property line in lieu of the required 15 feet, this hearing is required.

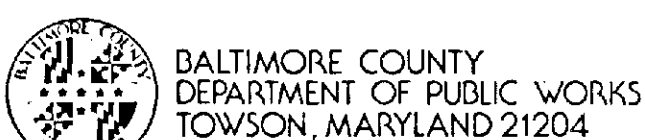
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC:bac

Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR
January 21, 1982

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #116 (1981-1982)
Property Owner: Ebrahim & Shahin Ipakchi
S/E corner Norwick Cir. & Westridge Rd.
Acres: 121/145.15 x 156.41/200
District: 8th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved and are secured by Public Works Agreement #7611, executed in conjunction with the development of Coachford, of which this property comprises Lot 21, Block "G", Plat One, Section Six, Coachford, recorded E.H.K., Jr. 42, Folio 146.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 116 (1981-1982).

Very truly yours,

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:EAM:FW:iss

cc: Jack Wimbley

S-W Key Sheet
S-W Key Sheet
S-W Key Sheet
S-W Key Sheet
S-W Key Sheet



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GENDER
DIRECTOR

February 8, 1982

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #116, Zoning Advisory Committee Meeting, December 28, 1981, are as follows:

Property Owner: Ebrahim and Shahin Ipakchi
Location: SE corner Norwick Circle and Westridge Road
Acres: 121/145.15 x 156.41/200

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development

JLW:rh

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner

TO: Office of Planning and Zoning

Date: December 17, 1981

FROM: Ian J. Forrest

SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #104 - Budget Tire Company, Inc.
- Item #106 - Everett and Mary Barton
- Item #107 - Edward and Margery L. McDonald
- Item #108 - American Telephone and Telegraph Company, et al
- Item #109 - Donald O. and Scharley C. Stanliger
- Item #110 - Ridgeley Realty Company, Inc.
- Item #111 - Manuel S. and Sandra M. Fran
- Item #116 - Ebrahim and Shahin Ipakchi

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/ftb



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

February 24, 1982

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Ebrahim and Shahin Ipakchi

Location: SE corner Norwick Circle and Westridge Road

Item No.: 116

Zoning Agenda: Meeting of December 28, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED: [Signature] Noted and Approved: [Signature]
Planning & Zoning Division
Special Inspection Division
Fire Prevention Bureau

/mb

82-177-A
2/2

ORDER RECEIVED FOR FILING

DATE March 2, 1982
BY Stella P. Green
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of March, 1982, that the herein Petition for Variance(s) to permit a side yard setback of nine feet in lieu of the required fifteen feet, for the expressed purpose of adding six feet in width to the existing garage, in accordance with the site plan filed herein, is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

William E. Hammond
Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: January 26, 1982
FROM: Charles E. Burnham
SUBJECT: Zoning Advisory Meeting of
December 28, 1981

ITEM NO. 110	Standard Comment
ITEM NO. 111	Standard Comment
ITEM NO. 112	See Comments
ITEM NO. 113	See Comments
ITEM NO. 114	See Comments
ITEM NO. 115	See Comments
✓ ITEM NO. 116	Standard Comments

Charles E. Burnham
Charles E. Burnham
Plans Review Chief

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent
Towson, Maryland - 21204

Date: January 8, 1982

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: December 28, 1981

RE: Item No: 110, 111, 112, 113, 114, 115, 116
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

MNP/dp

March 8, 1982

Mr. & Mrs. Ebrahim Ipakchi
27 Norwick Circle
Timonium, Maryland 21093

RE: Petition for Variance
SE/corner of Norwick Circle and
Westridge Road - 8th Election
District
Ebrahim Ipakchi, et ux -
Petitioners
NO. 82-177-A (Item No. 116)

Dear Mr. & Mrs. Ipakchi:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

Mr. and Mrs. Ebrahim Ipakchi
28 Norwick Circle
Timonium, Maryland 21093

February 1, 1982

NOTICE OF HEARING

RE: Petition for Variance
SE/cor. of Norwick Cir. and Westridge Rd.
Case #82-177-A

TIME: 9:30 A.M.

DATE: Tuesday, March 2, 1982

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

February 26, 1982

Mr. and Mrs. Ebrahim Ipakchi
28 Norwick Circle
Timonium, Maryland 21093

RE: Petition for Variance
SE/corner of Norwick Circle & Westridge Rd.
Case #82-177-A

Dear Mr. and Mrs. Ipakchi:

This is to advise you that \$43.13 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,
William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:klr

PETITION FOR VARIANCE

8th DISTRICT

ZONING: Petition for Variance
LOCATION: Southeast corner of Norwick Circle and Westridge Road
DATE & TIME: Tuesday, March 2, 1982 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 9 feet instead of the required 15 feet.

The Zoning Regulation to be excepted as follows:

Section 1B02.3B (205.3) - Minimum side yard setback in D. R. 2 Zone

All that parcel of land in the Eighth District of Baltimore County.

Being the property of Ebrahim Ipakchi, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, March 2, 1982, at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Beginning at a point on the southeast corner of Norwick Circle and Westridge Road and known as lot 21, block 6 as shown on plat one section six, of "Coachford" and recorded among the Land records of Baltimore County in Plat-Book L2 Folio 116.
Also known as 28 Norwick Circle.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning & Zoning
Zoning Petition No. 82-177-A
SUBJECT: _____

Date: February 9, 1982

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber, Director
Norman E. Gerber, Director

NEG/JGH/bph



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

April 8, 1982

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: ZAC Meeting of December 28, 1981

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for items number 110, 111, 112, 113, 114 and 116.

Sincerely,

Michael S. Flanigan
Michael S. Flanigan
Engineering Associate II

MSF/r1j

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 11, 1982

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~on the~~ 11th day of February, 1982, the 11th publication appearing on the 11th day of February, 1982.

THE JEFFERSONIAN

Cost of Advertisement, \$ _____

PETITION FOR VARIANCE
8th DISTRICT
ZONING: Petition for Variance
LOCATION: Southeast corner of
Norwick Circle and Westridge
Road.
DATE & TIME: Tuesday, March 2,
1982 at 9:30 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.
The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County will hold a public
hearing:
Petition for Variance to permit a
side yard setback of 9 feet instead
of the required 15 feet.
The Zoning Regulation to be ex-
cepted as follows:
Section 1902.38 (20.5) - Minimum
side yard setback in D.R. 2 Zone.
All that parcel of land in the
Eighth District of Baltimore County
beginning at a point on the
southeast corner of Norwick Circle
and Westridge Road and known as
lot 21, block G as shown on plat one
section six, of "COACHFORD" and re-
corded among the land records of
Baltimore County in Plat Book 42
Folio 146.
Also known as 28 Norwick Circle.
Being the property of Ebrahim
Ispakchi, et al, as shown on plat
plan filed with the Zoning Depart-
ment.
Hearing Date: Tuesday, March 2,
1982 at 9:30 A.M.
Public Hearing: Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland.
By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Feb. 11.

Petition for
Variance

8th DISTRICT
ZONING: Petition for
Variance
LOCATION: Southeast
corner of Norwick Circle
and Westridge Road
DATE & TIME: Tues-
day, March 2, 1982 at 9:30
a.m.
PUBLIC HEARING:
Room 106, County Office
Building, 111 W. Chesa-
peake Ave., Towson,
Maryland.
The Zoning Commis-
sioner of Baltimore County,
by authority of the
Zoning Act and Regu-
lations of Baltimore County,
will hold a public hearing:
Petition for Variance to
permit a side yard setback
of 9 feet instead of the re-
quired 15 feet.
The Zoning Regulation to
be excepted as follows:
Section 1902.38 (20.5) -
Minimum side yard set-
back in D.R. 2 Zone.
All that parcel of land in
the Eighth District of Bal-
timore County,
beginning at a point on
the southeast corner of
Norwick Circle and West-
ridge Road and known as
lot 21, block G as shown on
plat one section six, of
"COACHFORD" and recorded
among the land records of
Baltimore County in Plat
Book 42, Folio 146.
Also known as 28 Nor-
wick Circle.
Being the property of
Ebrahim Ispakchi, et al, as
shown on plat plan filed
with the Zoning Depart-
ment.
Hearing Date: Tuesday,
March 2, 1982 at 9:30 a.m.
Public Hearing: Room 106,
County Office Building,
111 W. Chesapeake
Avenue, Towson,
Maryland.

The Times

Middle River, Md., Feb 10 1982

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 10th day of February, 1982.

Publisher.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 105728

DATE 3/2/82 ACCOUNT 01-662

AMOUNT \$43.13

RECEIVED FROM Ebrahim Ispakchi

FOR Posting & Advertising of Case 82-177-A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 8 Date of Posting 2/17/82
Posted for: Petition for Variance
Petitioner: Ebrahim Ispakchi, et al
Location of property: 28 Norwick Circle, Towson, Md.
Location of Signs: Corner of property (28 Norwick Circle)
Remarks: Petition for Variance to a proper street
Posted by: William E. Hammond Date of return: 2/18/82
Signature

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 11 day of Jan, 1982.

Filing Fee \$ 25

Received: _____

Check

Cash

Other

Petitioner Ebrahim Ispakchi

Submitted by _____

Petitioner's Attorney _____

Reviewed by EOG

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 21st day of January, 1982.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Ebrahim Ispakchi

Petitioner's Attorney _____

Reviewed by: Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: EOG			Revised Plans: Change in outline or description Yes _____ No _____							
Previous case:			Map # _____							

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 104522

DATE 1/29/82 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM E. Ispakchi

FOR Filing Fee for Case 82-177-A

VALIDATION OR SIGNATURE OF CASHIER

